

4572/BB

PENRITH

UNIT H2
PENRITH NEW SQUARES

TO LET

TOWN CENTRE RETAIL UNIT

100% BUSINESS RATES RELIEF



LOCATION

Penrith is a popular market town on the fringe of the Lake District National Park adjacent to junction 40 of the M6 motorway, and the A66 Trans Pennine Trunk Road interchange; it has a railway station serving the main West Coast Line between London and Scotland.

The town is 20 miles south of Carlisle and 28 miles north of Kendal, the nearest competitive retail centres. Penrith has a resident population circa 16,000 with a local authority catchment in the region of 50,000.

The property lies within the recently developed Penrith New Squares Shopping Centre, anchored by the Sainsbury's superstore which currently offers 3 hours free parking daily.

DESCRIPTION

The property comprises a self contained ground floor retail unit with an attractive display frontage ready for immediate occupation. The unit is suitable for a variety of retail uses, offices and small showroom.

This unit is a perfect starter unit for new businesses or established businesses looking for a town centre presence.

AREA

Net Sales Area 38.93 sq m (419 sq ft)

SERVICES

Mains water, electricity and drainage are connected to the property.

ENERGY PERFORMANCE CERTIFICATE

An EPC is not required as the property is less than 50 sq m.

RATING ASSESSMENT

The Valuation Office Agency website describes the property as shop and premises with a 2017 List Rateable Value of £8,400.

The national non-domestic rate in the £ for the current (2018/2019) rate year is 48p.

**** 100% BUSINESS RATES RELIEF **
ATTAINABLE FOR QUALIFYING OCCUPIERS**

LEASE

The premises are available by way of a new effectively full repairing and insuring lease by way of service charge.

RENT

£9,500 per annum exclusive

SERVICE CHARGE

The incoming tenant will contribute towards the onsite Service Charge maintenance programme.

VAT

The rent quoted is exclusive of VAT which is payable on the rent and other outgoings.

COSTS

Each party will bear their own legal costs incurred in the transaction.

VIEWINGS

Strictly by appointment with the joint agents, Carigiet Cowen.

For further information please contact Ben Blain

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Details prepared

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RICS Regulated

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